

**HEARING NOTICE  
INCORPORATED VILLAGE OF BAYVILLE**

**ZONING BOARD OF APPEALS**

**PLEASE TAKE NOTICE** that the Zoning Board of Appeals of the Incorporated Village of Bayville will hold a Public Hearing at the Village Hall, 34 School Street, Bayville, Nassau County, New York, on **Tuesday, May 31, 2011, at 7:30 p.m.**

**#Z-3-11, Hans and Kurt Pederson**

This application to construct a garage/accessory building requiring the following variances:

Chapter 80, Article V, C District: Section 80-24 Detached Garages, Accessory Buildings & Structures:

- (B) No detached garage, accessory building or structure shall exceed 12 feet in height measured from the average ground level at the perimeter thereof.  
The proposed height is 16 feet.
- (D) Each detached garage, accessory building and structure shall be located at least 70 feet from any street line; provided, however, with respect to any corner lot, shall be located only on the corner of the lot farthest removed from the abutting streets, and at least three feet from the two nearest property lines, and so that the two nearest property lines do not abut any street.  
The proposed location is 66 feet, 11 ¼ inches from Greenwich Avenue.

Chapter 80, Article XIII, Regulations Applicable to All Districts: Section 80-61 Fences:

(C&D) Permitted fence height is 4 feet.

The proposed fence height is 6 feet, erected atop a 2 foot retaining wall, causing the effective fence height to be 8 feet.

Chapter 80, Article XIII, Regulations Applicable to All Districts: Section 80-67 Motor Vehicle Parking and Storage in Residence Districts:

- (A) In residence districts, storage may be provided on any lot for not more than three motor vehicles..."

Proposed parking is for restaurant patrons.

This property is known on the Land and Tax Maps of Nassau County as Section 28, Block 11, Lots 5, 6, 9, 11 in the Residential C District. It is also known as 6 & 8 Greenwich Avenue, Bayville, NY.

**#Z-4-11, Water View Club (The American Legion, Robert H. Spittel Post #1285)**

The application seeks a modification to Decision #Z-15-79, Condition (8) "No outdoor activities are to be permitted whatsoever, except for valet parking of cars and necessary service deliveries to the rear of the building, and minimal American Legion functions."

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block C, Lot 100, in the Residential C District. It is also known as 45 Bayville Avenue, Bayville, NY.

**Agenda:**

1. Approval of Minutes
2. General Business
3. Status Review: **#Z-04-10 Anne and Christophe DeNatale**

**BY ORDER OF THE ZONING BOARD OF APPEALS**

**Georgia Giaccone, Clerk**

**May 7, 2011**